

134.0

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0001.0

Map

Block

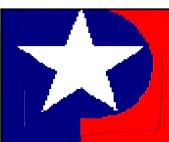
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,096,700 / 1,096,700
 USE VALUE: 1,096,700 / 1,096,700
 ASSESSED: 1,096,700 / 1,096,700



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LINDSAY JAMES J ETAL/ TRUSTEES	
Owner 2: LINDSAY-HUSSEY FAMILY TRUST	
Owner 3:	

Street 1: 156 GRAY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LINDSAY JAMES J -

Owner 2: HUSSEY LAURIE L -

Street 1: 156 GRAY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 2619 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5718	Sq. Ft.	Site			0	90.	1.03	10									532,385						532,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5718.000		563,800		500		532,400		1,096,700						86061	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					08/20/13	

USER DEFINED

Prior Id # 1:	86061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	10:41:06
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	134.0-0001-0001.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	563,800	500	5,718.	532,400	1,096,700		Year end	12/23/2021
2021	101	FV	547,300	500	5,718.	532,400	1,080,200		Year End Roll	12/10/2020
2020	101	FV	547,300	500	5,718.	532,400	1,080,200	1,080,200	Year End Roll	12/18/2019
2019	101	FV	416,400	500	5,718.	562,000	978,900	978,900	Year End Roll	1/3/2019
2018	101	FV	416,400	500	5,718.	414,100	831,000	831,000	Year End Roll	12/20/2017
2017	101	FV	416,400	500	5,718.	396,300	813,200	813,200	Year End Roll	1/3/2017
2016	101	FV	416,400	500	5,718.	366,800	783,700	783,700	Year End	1/4/2016
2015	101	FV	386,900	500	5,718.	307,600	695,000	695,000	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION									TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
LINDSAY JAMES J	74156-26	1	2/20/2020	Convenience	99	No	No								
GRANDA CHRISTOP	43146-553		6/25/2004		615,000	No	No								
CONRAD RANDALL	26535-349		7/30/1996		268,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name	
2/16/2021	75	Porch	44,560	O								8/20/2013	Measured	JBS	JOHN S	
8/22/2017	1076	Inter Fi	8,025	C								11/14/2008	Meas/Inspect	355	PATRIOT	
8/7/2012	997	Redo Bas	37,422	C								9/12/2005	Fieldrev-Chg	BR	B Rossignol	
9/21/2010	2031	Siding	8,000									12/7/1999	Inspected	267	PATRIOT	
10/8/2008	1279	Manual	8,550					strip and reshingl				11/23/1999	Mailer Sent			
2/27/2007	122	Redo Bat	20,000		G8	GR FY08						11/9/1999	Measured	256	PATRIOT	
5/2/2006	323	Manual	8,000		G8	GR FY08	add new framing to					7/6/1992		JK		
1/15/2005	51	Redo Bat	39,000	C	G6	GR FY06	1 VINYL REPL WNDW									
9/9/1998	664	Redo Kit	25,000					REMODEL KITCHEN								

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15	- Old Style			Full Bath: 2	Rating: Very Good													
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 3	- Aluminum			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1	- Gable																	
Roof Cover: 1	- Asphalt Shgl																	
Color: GOLD																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: B-	- Good (-)			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1										
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
Alt LUC:				Fpl: 1	Rating: Very Good			Other										
Jurisdct: G14	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:				CONDO INFORMATION				Lvl 2										
Lump Sum Adj:				Location:				Lvl 1										
INTERIOR INFORMATION				Total Units:				Lower										
Avg Ht/FL: STD				Floor:				Totals				RMs: 8	BRs: 3	Baths: 2	HB			
Prim Int Wal 2	- Plaster			% Own:														
Sec Int Wall:				Name:														
Partition: T	- Typical			DEPRECIATION														
Prim Floors: 3	- Hardwood			Phys Cond: VG	- Very Good			4.6 %										
Sec Floors:				Functional:				%										
Bsmnt Flr: 12	- Concrete			Economic:				%										
Subfloor:				Special:				%										
Bsmnt Gar:				Override:				%										
Electric: 3	- Typical			Total: 4.6 %														
Insulation: 2	- Typical			CALC SUMMARY														
Int vs Ext: S				Basic \$ / SQ: 135.00														
Heat Fuel: 2	- Gas			Size Adj.: 1.28829789														
Heat Type: 5	- Steam			Const Adj.: 0.98990101														
# Heat Sys: 1				Adj \$ / SQ: 172.164														
% Heated: 100				Other Features: 99000														
Solar HW: NO	Central Vac: NO			Grade Factor: 1.21														
% Com Wal	% Sprinkled			NBHD Inf: 1.00000000														
MOBILE HOME				NBHD Mod:														
Make:				LUC Factor: 1.00														
Model:				Adj Total: 590996														
Serial #				Depreciation: 27186														
Year:				Depreciated Total: 563810														
Color:																		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 134.0-0001-0001.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	1	8X14	A	AV	1995	5.60	T	19.2	101			500		500	
2	Frame Shed	D	Y	1	6X10	A	AV	2005	0.00	T	11.2	101						
More: N				Total Yard Items:				500	Total Special Features:								Total:	500
IMAGE 																		
AssessPro Patriot Properties, Inc																		